

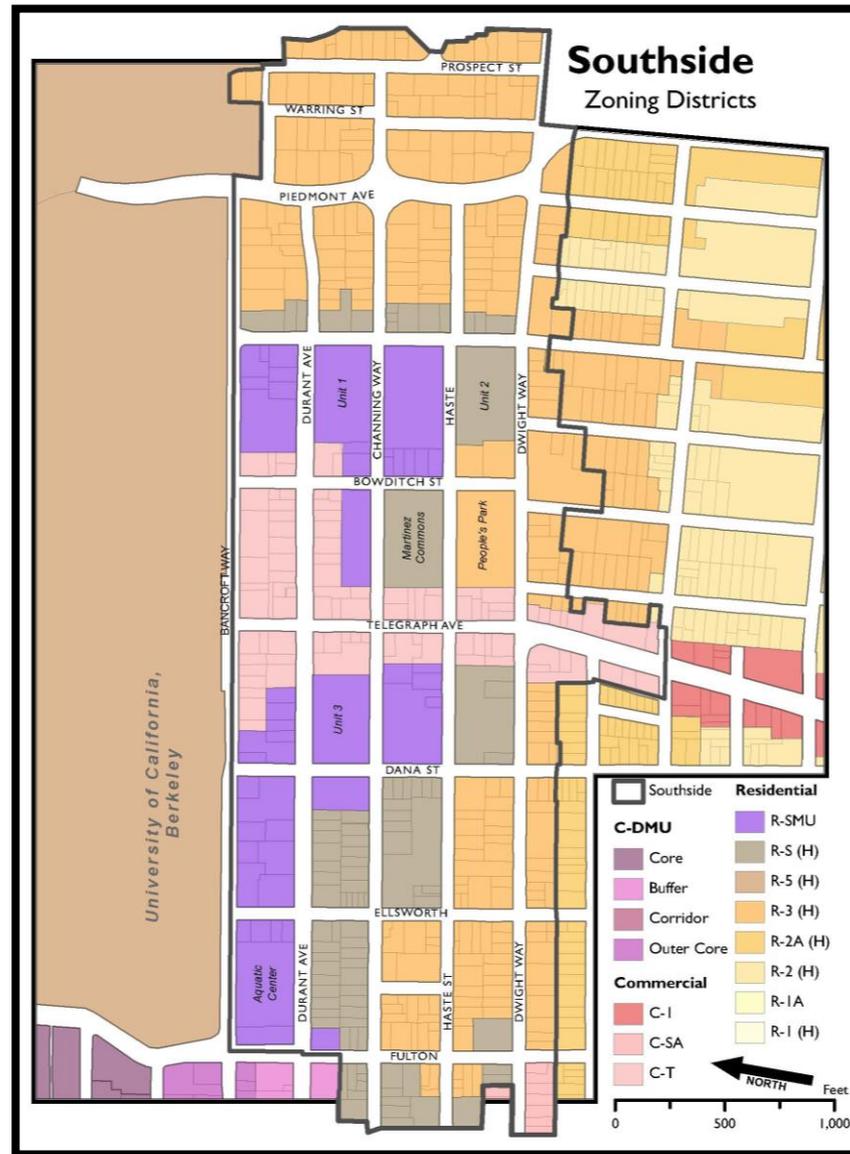
Southside EIR Project: Introduction and Project Description



CITY OF BERKELEY PLANNING COMMISSION

February 5, 2020

SOUTHSIDE AREA AND PLAN



BASIS FOR PROJECT

Six Council referrals

- Increase development potential in C-T
- Allow non-commercial uses on ground floors
- Pilot density bonus program to build low-income housing
- Increase height and FAR in R-SMU, R-S, R-3
- Remove parking, allow two high-rises for student housing
- Convert commercial space into residential

Two Planning Commission meetings

ROLE OF CEQA ANALYSIS

Environmental Issues

- Land Use and Planning
- Population and Housing
- Transportation
- Greenhouse Gas Emissions
- Cultural Resources

FOCUS OF TONIGHT'S DISCUSSION

Discuss zoning changes to consider in the Project Description

- Broad scope
- Council referral suggestions
- Staff suggestions
- Subcommittee feedback

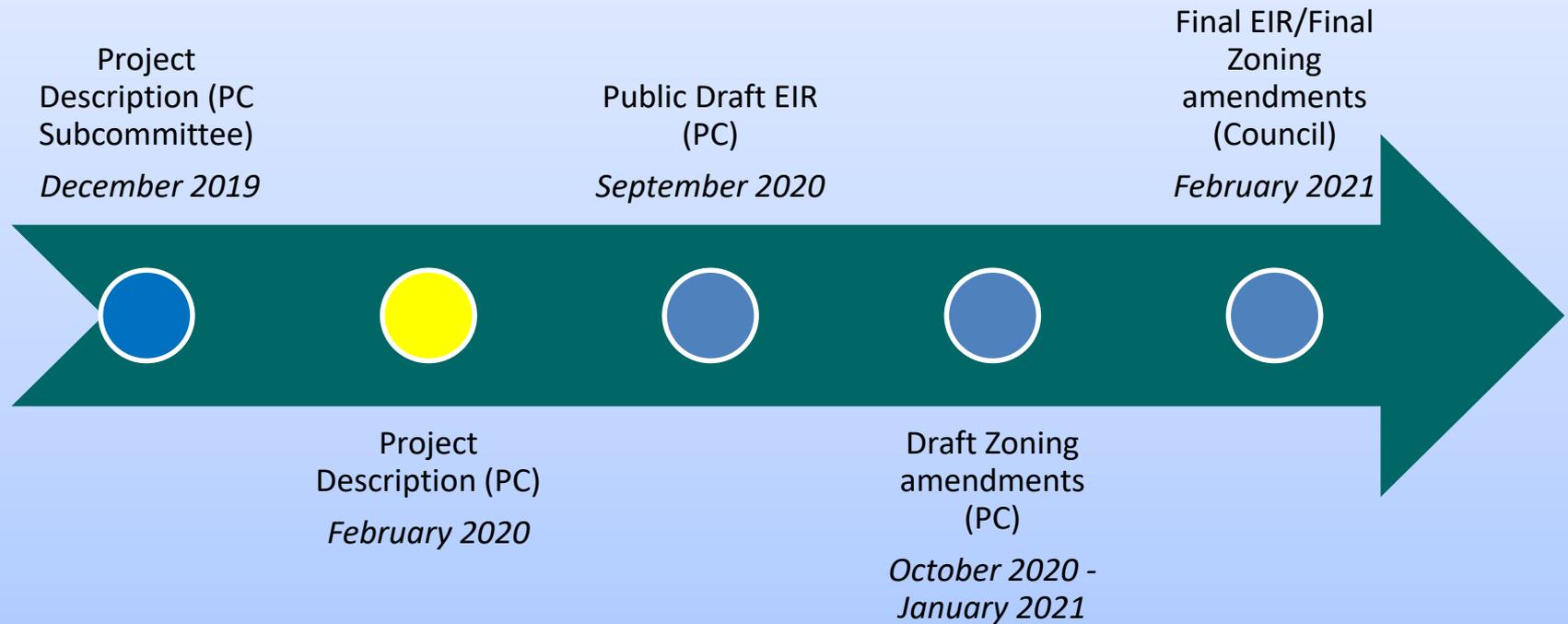
OPTIONS TO CONSIDER

- Height
- Footprint
- Parking
- Ground-floor Residential Use
- Zoning District Locations

OPTIONS NOT BEING CONSIDERED

- Zoning amendment decisions
- Changes not conforming to Southside Plan
- Issues addressed in Related Efforts
 - UC LRDP
 - Zoning Ordinance Revision Project (ZORP)
 - Parking and Transportation Demand Management (TDM) policy reform
 - Residential density metric (JSISHL)
 - Zoning changes necessitated by recent changes in State Law (e.g. ADUs, objective design standards)

PUBLIC REVIEW TIMELINE



HEIGHT

Proposed changes to study:

- Remove discretionary review option
- Allow greater height in some districts
 - 65 - 68 feet in R-SMU
 - 68 feet in C-T north of Dwight
 - 55 feet in R-S
 - 45 feet in R-3 within Southside
- Allow up to two 12-story highrises

FOOTPRINT

Proposed changes to study:

- Remove discretionary review option for setbacks and lot coverage
- Remove front and sideyard setbacks in R-SMU and R-S
- Consider additional setback reductions in R-SMU, R-S and R-3
- Increase R-SMU lot coverage to 85%
- Increase R-S lot coverage to 75%
- Increase R-3 lot coverage to 70% in Southside

PARKING

Proposed changes to study:

- Extend the Car-Free Housing (C-FH) Overlay to all Southside districts
- Allow parking in C-FH to be removed without a Use Permit
- Allow conversion of parking areas to other uses
- Reduce parking requirements for new housing
- Consider parking maximums

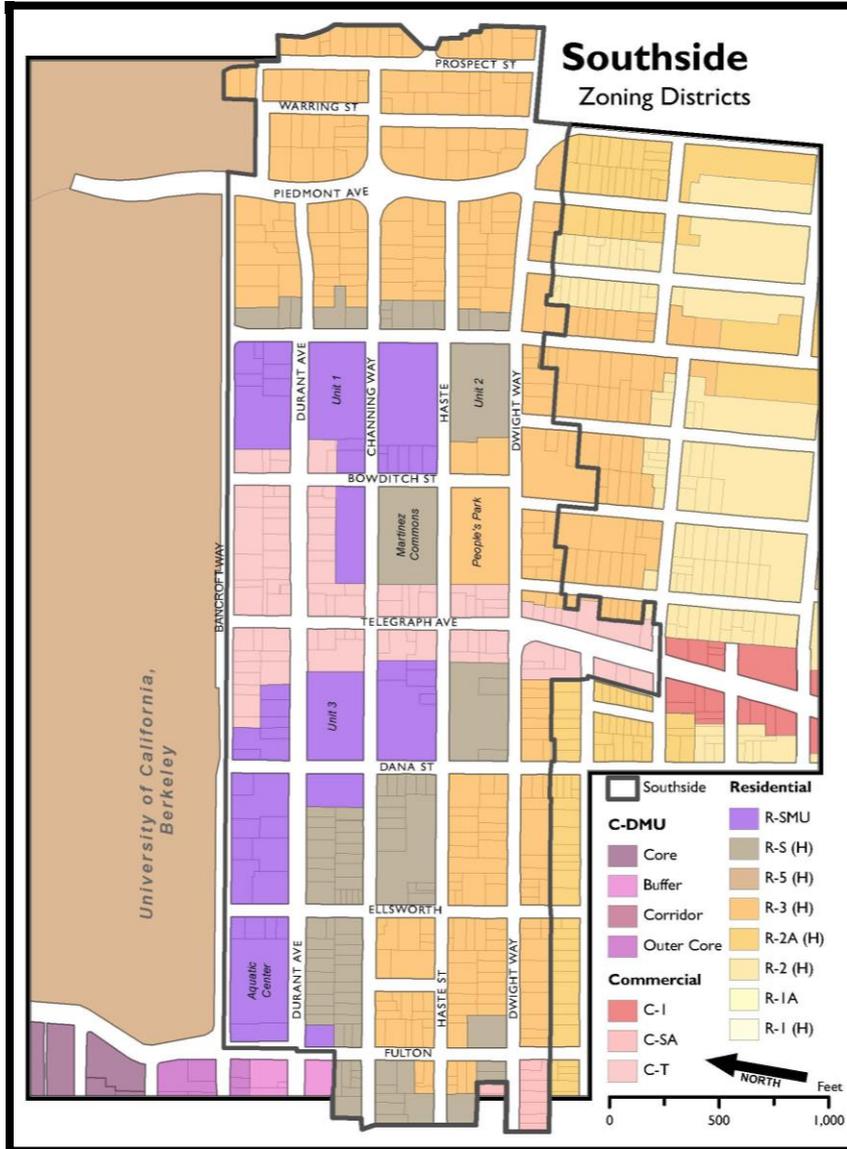
GROUND-FLOOR RESIDENTIAL USE

Proposed changes to study:

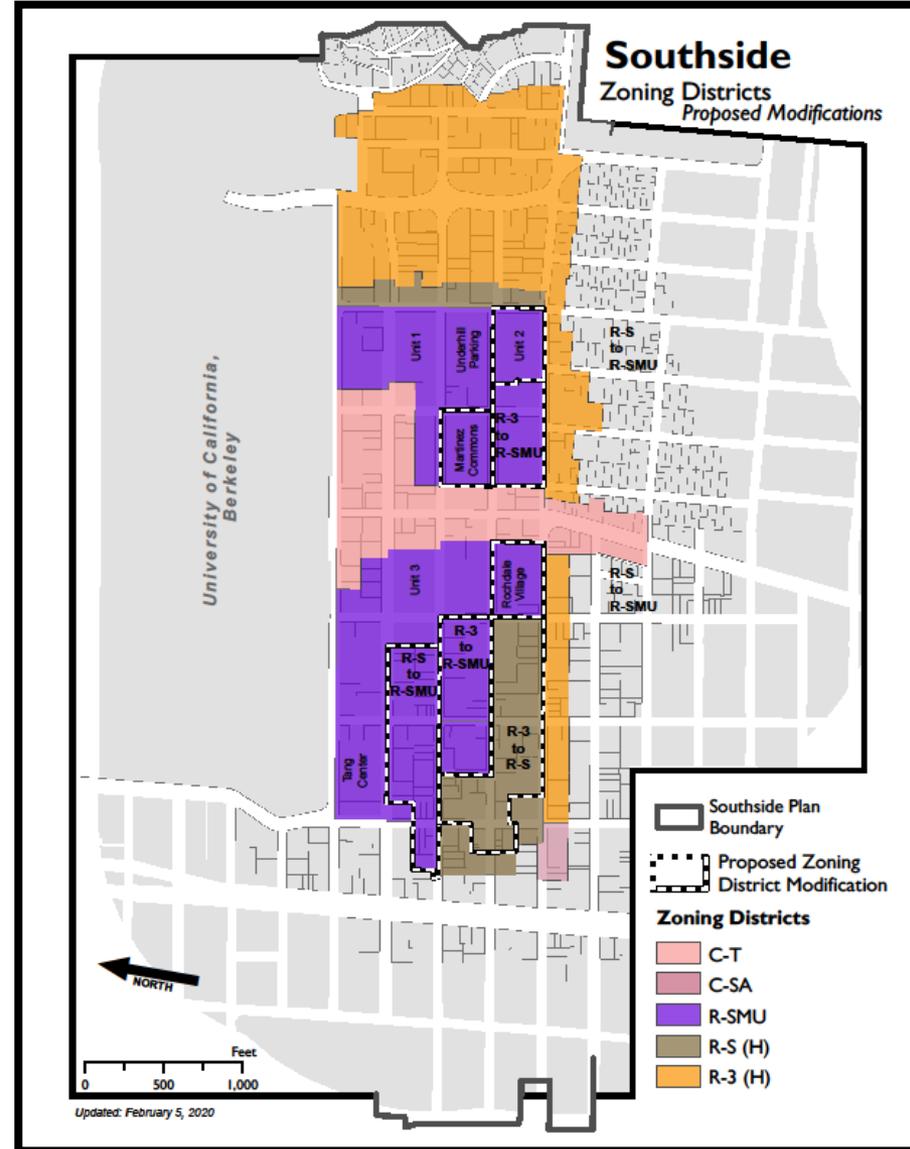
- Allow ground floor residential uses in C-T behind commercial uses
- Allow ground floor residential in C-T parcels without Telegraph or Bancroft frontage
- Activate ground floor residential uses throughout Southside though design standards and use requirements.

ZONING DISTRICT LOCATIONS

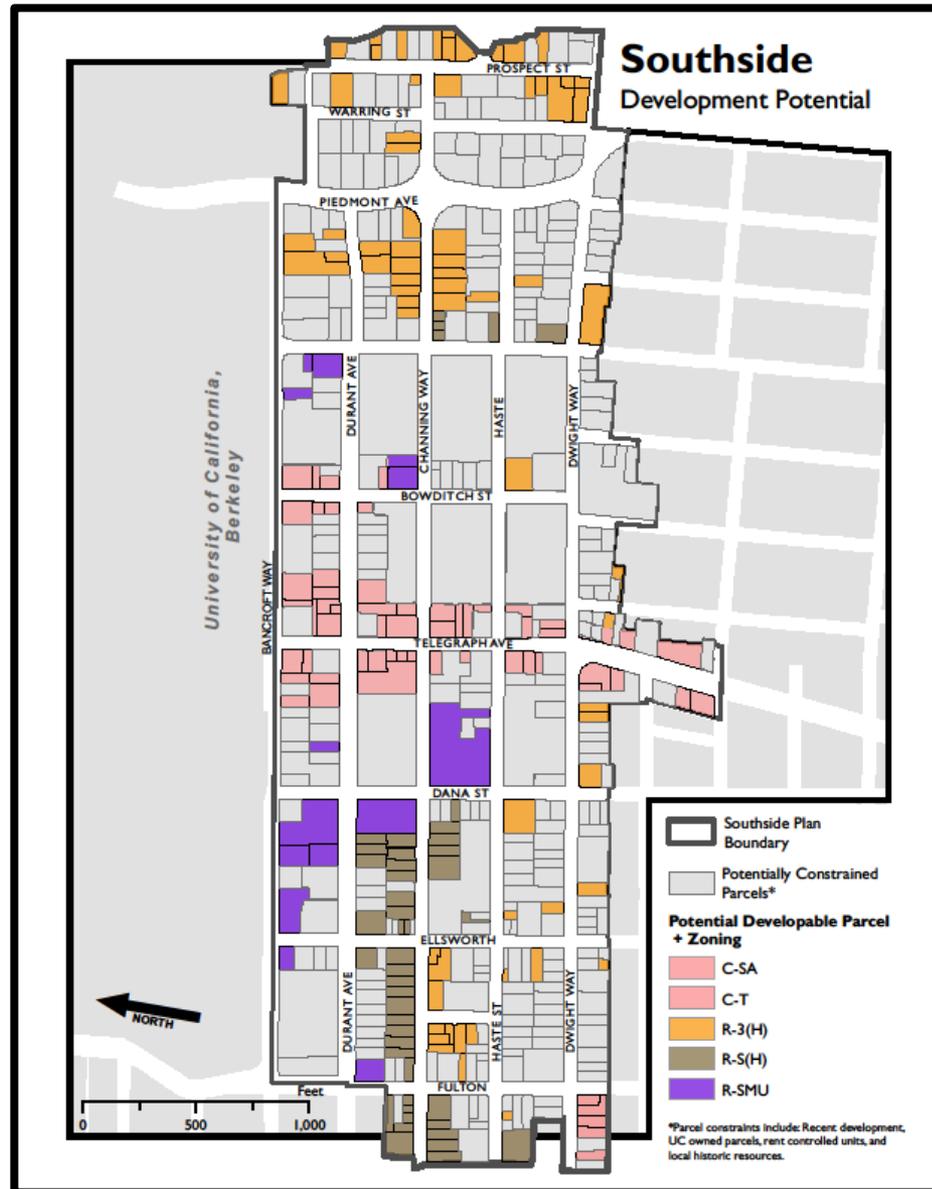
Existing Zoning



Proposed Zoning Option, 2-5-20



POTENTIAL DEVELOPMENT OPTIONS



DIRECTION FROM SUBCOMMITTEE

- General support for studying staff recommendations
- Interested in expanding the scope of the study area if additional housing opportunity sites are needed.
- Balance additional growth with:
 - Fire safety;
 - Protection of historic resources;
 - Green space for livability and stormwater run-off;
 - Attractive ground floor uses; and
 - Limited impacts on neighboring areas